



**County of Los Angeles - Department of Public Works**  
**Building and Safety/Land Development Division**  
**GRADING REVIEW SHEET**  
**(2014 Los Angeles County Building Code, Residential Code,**  
**and Green Building Standards Code)**

**GENERAL PROJECT INFORMATION**

PLAN CHECK:	<u>0</u>	DISTRICT No:	<u>0.00</u>
JOB ADDRESS:	<u>0</u>	CITY:	<u>0.00</u>
APPLICANT:	<u>0</u>	EMAIL:	<u>0</u>
EARTHWORK VOLUME:	<u>0</u>	DISTURBED AREA:	<u>0</u>

PROJECT DESCRIPTION:

VHFHSZ: ☐ YES ☐ NO FLOOD ZONE: ☐ YES ☐ NO ENGINEERED GRADING: ☐ YES ☐ NO

**PLAN CHECK VERSION** ☐ FIRST ☐ SECOND ☐ THIRD ☐ FOURTH

Your application for a permit, together with plans and specifications, has been examined and you are advised that the issuance of a permit is withheld for the reasons hereinafter set forth. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2014 edition of County of Los Angeles Building Code, Appendix J of the LACBC (J), Residential Code (R), Table (T), and Building Code Manual (BCM).

**INSTRUCTIONS TO PERMIT TECHNICIANS**

- ☐ A Grading Permit Security is required for this project. This amount is based on the Cubic Yards for the project and the drainage facilities cost estimate. Amount required for bond is: 

(J103.7.3)

  
See enclosed "Fee and Bond Amount Worksheet"
- ☐ Supplemental plan check fee is required due to the additional earthwork volumes of 

(c.y.)

 not included in original grading application and/or additional hours of 

due to additional plan review beyond the initial and second plan check. (107)
- ☐ A site inspection fee is required for this project. (107)
- ☐ The grading permit will be based on a volume of 

cubic yards of earthwork. Total grading volume is based on the larger of the cut or fill plus any over excavation volumes and alluvial removals.
- ☐ This Grading Permit requires a Licensed Contractor. (See AM 30.04)
- ☐ Provide an approved copy of the Erosion and Sediment Control Plan for grading activities during rainy season (October 15 - April 15).
- ☐ The site is located within the California Coastal Zone. The Coastal Development Permit issued for this project is CDP
- ☐ Verify that the applicant has submitted the acknowledgment and acceptance forms concerning the employment of a Field Engineer and of Project Consultants with signatures of the owner and all consultants. See documents "A" & "B".
- ☐ Place a "Notice of Uncertified Fill" in the project address file identifying on-site uncertified fills. Refer to the enclosed plot plan identifying limits and depth of uncertified fills on this site.
- ☐ These plans have standard retaining walls which require a separate building permit. The grading permit should not be issued until building permits have been obtained.
- ☐ The appropriate City Engineer/Planning Director must approve the grading plan prior to issuance of the grading permit.
- ☐ A landscape permit is required for this project. Permit Technician shall place the following hold on the property in DAPTS: "A Landscape Permit is required prior to issuance of any Building Permit. Landscape Permit requires applicant to submit a signed acknowledgment form from the water purveyor."
- ☐ A permit from Land Development Division or CALTRANS is required for any proposed work within County (or CALTRANS) maintained road right-of-way or Flood Control right-of-way.
- ☐ Project is located in a Very High Fire Hazard Severity Zone. A permit/approval is required to comply with spark arrester requirements for construction equipment. (Section 326.12.1 of Los Angeles County Fire Code)
- ☐ Elevation Certificate required for this project. Permit Technician shall place the following hold on the property in DAPTS as well as note on Permit: "Elevation Certificate required."
- ☐ For Grading Projects in Rolling Hills: Grading permits shall not be issued unless the building plans corresponding to the proposed grading have been submitted for plan check. (City Requirement)

**INSTRUCTIONS TO APPLICANTS**

- Corrections shown below apply to this plan check. See plans and calculations for additional comments.
- In the right hand column, please indicate the sheet number and detail or note number on the plan where the corrections are made. Resubmit PDF copies of corrected plans, calculations, and this plan review list with annotation.
- Incorporate all comments as marked on checked set of plans, calculations, and these correction sheets.
- The plan check engineer will be available for conference/telephone calls between the hours of 

on the following days:

\*\*\* PLANS ARE APPROVED \*\*\*

**AGENCY APPROVALS**

	Section	Response:
1. Approval from the Department of Regional Planning (DRP) is required to verify grading and proposed land use is conformance with Title 21 (Subdivision Code) and Title 22 (Zoning Code). Provide a copy of all approved documents, e.g. Plot Plan, Conditional Use Permit, Conditions, Oak tree permit, etc... with your grading plan submittal. The following items may require approval as determined by DRP:	(J103.6)	
a. Site may be located in or near a Hillside Management Area or Significant Ecological Area.		
b. Project may qualify as a "Solid Fill Project". (Title 22, Section 22.08.190).		
c. Project may qualify as an "Offsite Transport Grading Project". The volume of earthwork imported or exported from or to the site exceeds 10,000 cubic yards. (Title 22, Section 22.08.070) An approved haul route for transport may be required.		
d. Project may qualify as an "Onsite Transport Grading Project". Project cumulative earthwork volumes exceed 100,000 (cut and fill volumes added). (Title 22, Section 22.08.070).		
e. Project may be located within a Community Standards District. (Title 22, Section 22.44.080)		
f. Project encroaches within protected zone of an oak tree. (Title 22, Section 22.56.2060) A copy of the Oak Tree Permit and Report must be provided. See Item # 40g for additional requirements.		
g. "Certificate of Compliance" may be required to verify property is a legally subdivided lot. (Title 21, Section 21.04.020)		
h. Conformance with the provisions of the California Environmental Quality Act (CEQA) may be required. An "Initial Study Questionnaire may be needed to determine if the project is subject to the provisions of CEQA.		
i. Proposed project appears to vary from approved Tentative Conditions, Community Standards District, or Conditional Use Permit due to the following:		

GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION (GMED, GEOLOGY AND SOILS SECTION)

Geology and Soils Section, 900 S. Fremont Ave, Alhambra - 3RD Floor, CA 91803 (626) 458-4925	Section	Response:
2. A recent (one year or less) soils engineering and/or geology investigation report may be required. The reports shall provide information on the nature, distribution, physical and engineering properties of the soils onsite and/or soils to be used as fill, and include recommendations on grading procedures. Provide copies of the original soils engineering and/or geologic reports and all supplemental/addendum reports for the grading files. The reports must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" which is available at <a href="http://dpw.lacounty.gov/gmed/Manual.pdf">http://dpw.lacounty.gov/gmed/Manual.pdf</a>	(1802.2)	
3. The soils engineering and geological reports and plans must be reviewed and approved by the Geology and Soils Section prior to approval of the grading plans. All recommendations and notes as indicated in the soils engineering and/or geologic review sheets must be added to the grading plans. Please see submittal instructions at <a href="http://dpw.lacounty.gov/gmed/permits/docs/submittal%20instructions.pdf">http://dpw.lacounty.gov/gmed/permits/docs/submittal%20instructions.pdf</a>		

LAND DEVELOPMENT DIVISION (HYDROLOGY UNIT)

Hydrology Section, 900 S. Fremont Ave, Alhambra - 3RD Floor, CA 91803 (626) 458-4921	Section	Response:
4. A detailed hydrology study is required for the project and must be processed, submitted and approved by Land Development Division prior to resubmittal of the grading plan. Hydrology Studies processed by Land Development must be prepared by a California Registered Civil Engineer. A minimum of three maps and supporting analysis must be submitted for processing. Fees and additional information on requirements for hydrology studies can be obtained from Land Development Division at (626) 458-4921. A detailed hydrology study for your site is required due to the following:		
a. The project onsite drainage is greater than 10 acres.		
b. The project location has significant contributory off-site drainage which impacts structures or proposed drainage devices.		
c. The project requires detention of flows and routing analysis.		
d. Existing drains in the project area do not have adequate capacity, or the project is located in an area with known drainage deficiencies.		

DEPARTMENT OF FISH AND WILDLIFE

California Department of Fish and Wildlife, 3883 Ruffin Road, San Diego, CA 92123 (858) 636-3160	Section	Response:
5. Work within or near the watercourse (streambed) requires approval from the California Department of Fish and Wildlife. Prior to grading plan approval, a copy of the Streambed Alteration Permit and conditions of approval from the California Department of Fish and Wildlife must be submitted for reference. (Sections 1600 to 1616 of the California Fish and Game Code). When proposed grading does not require a Streambed Alteration Agreement, a letter from Fish & Wildlife indicating they have no requirements must be provided.		

**U.S. ARMY CORPS OF ENGINEERS**  
**Department of the Army, Los Angeles District, Corps of Engineers, 911 Wilshire Blvd, Los Angeles, CA 90017, (213) 452- 3412.**

6. Work within or near the watercourse (streambed) requires approval from the U.S. Army Corps of Engineers. Submit a copy of the 404 Permit for proposed work within the streambed(s). Any condition in the permit, which impacts project grading or construction should be detailed and noted on the plans. This includes all restricted areas, special requirements, and planting as applicable. Prior to approval a copy of the permit must be provided for reference.

Section Response:

**CALIFORNIA COASTAL COMMISSION**  
**South Central Coast Area - (West of City of Los Angeles): California Coastal Commission, 89 S. California St., Ventura, CA 93001, (805) 585-1800**

**South Coast Area - (All areas south east of City of Los Angeles Boundary): California Coastal Commission, 200. Ocean Gate, 10th Floor, Long Beach, CA 90802, (562) 590-5071**

Section Response:

7. Site is (may be) located within the Coastal Zone as determined by the California Coastal Act. Obtain approval from the Department of Regional Planning.

8. Work within the Coastal Zone requires a “Coastal Development Permit” (CDP). Obtain and submit a copy of the CDP from the California Coastal Commission for the proposed site work. All conditions of the CDP must be incorporated into the project grading plans as applicable.

**STATE DEPARTMENT OF CONSERVATION**  
**Abandonment of Oil & Gas Wells Los Angeles Area- District 1: 5816 Corporate Ave. Suite 200, Cypress, CA 90630-4731, (714) 816-6847**

Section Response:

9. Project construction encroaches or may impact an existing oil or gas well. Obtain and provide Department of Conservation approval for all wells impacted by proposed project construction, prior to grading plan approval.

10. Obtain and provide Department of Conservation approval for abandonment of all gas and oil wells impacted by proposed project construction, prior to grading plan approval.

**Department of Conservation Office of Mine Reclamation: 801 K Street, MS 09-06 Sacramento, CA 95814-3529, (916) 323-9198**

19. Project construction encroaches or may impact an existing mine. Prior to grading plan approval, provide/obtain Department of Conservation, Office of Mine Reclamation approval for all mines impacted by proposed project construction.

**COUNTY OF LOS ANGELES FIRE DEPARTMENT**

Section Response:

12. Fire Department Access is required for access to all proposed structures. Grading plans must reflect proposed access:
- a. For single family residences where the topography is relatively flat, and access is less than 150 feet in length, a statement signed by the owner or Registered Civil Engineer (see Attachment) is required verifying that the Owner/Engineer is aware of Fire Department access road requirements. Access requirements will be reviewed and approved by Fire Department prior to issuance of building permits.
  - b. For Commercial Developments or Single Family Residences where access is difficult due to topography or natural drainage courses, Fire Department approval of site plan is required prior to grading plan approval. Provide copy of approved site plan. (Stamped by Fire Department)
  - c. Due to water distribution limitations for projects located within LA County Water District no. 29 and its sphere of influence, prior to grading approval applicants must obtain either 1) a will serve letter from District 29 or 2) a letter of approval from the Fire Department for alternate means other than the public water system to satisfy fire flow requirements in the event District 29 indicates it is unable to serve the property..
    - Submit for Fire Flow requirements at 26600 Agoura Rd. #110, Calabasas, CA 91302 (310) 317-1351 M-Th 8:00 am – 12:00pm.
    - Will serve information, flow test , and additional information and requirements may be obtained from Water District 29. 23533 W. Civic Center Way, Malibu, CA 90265, (310) 456-6621.

13. The project is located in Very High Fire Hazard Severity Zone and requires Fire Department/Forestry Division approval of a fuel modification, landscape, and irrigation plan. Under Section 317.2.1 of the County of Los Angeles Fire Code projects which propose a new structure, or addition/modification to an existing structure which exceeds 50% or more square footage of the existing structure, require Fire Department approval. Contact the local Fire Station or Fire Prevention Bureau to obtain approval. Note no. 28 from the enclosed grading notes must be added to the grading plans.

It is the responsibility of the Design Engineer to verify landscaping proposed on the grading plan complies with the Fire Department Fuel Modification plan and requirements. A copy of Fire Department approved Fuel Modification Plan and related documents must be provided prior to grading plan approval.

**REGIONAL WATER QUALITY CONTROL BOARD**  
**Los Angeles Regional Water Quality Control Board, 320 W. 4th St., Ste 200, Los Angeles, CA 90013, (213) 576-6600**

Section      Response:

14. Proposed grading requires de-watering operation for the discharge of non-storm related flows. Approval from the Regional Water Quality Control Board is required prior to grading approval.

**AIR QUALITY MANAGEMENT DISTRICT**  
**For jurisdiction determination, please visit <http://www2.aqmd.gov/webappl/gisagi2/VEMap3D.aspx>**

Section      Response:

**South Coast Air Quality Management District, 21865 E. Copley Drive, Diamond Bar, CA 91765, (909) 396-2000**

15. Projects with 50 acres of disturbed area or 5,000 cubic yards or more of grading that occurs at least 3 times during a 365 day period is considered a large operation and are required to comply with Rule 403 (e). A Large Operation Notification (Form 403 N) and Dust Control Plan shall be submitted to the South Coast Air Quality Management District. Prior to grading plan approval, an approval letter shall be submitted to Building and Safety. This excludes agricultural use, emergencies, and utilities.

**Antelope Valley Air Quality Management District, 43301 Division Street, Suite 206, Lancaster, CA 93535, (661) 723-8070**

16. Projects that meet either of the following requirements must submit a Dust Control Plan to the Antelope Valley Air Quality Management District in accordance with AV-AWMD Rule 403. The Dust Control Plan approval letter must be submitted to the local Building and Safety office prior to issuance of a grading permit.
- a. Residential Development with a disturbed area of 10 acres or greater or a Commercial Development with a disturbed area of 5 acres or greater.
  - b. Any project that has 7,500 cubic yards of grading or more. This excludes agricultural use, emergencies, utilities, and residential properties with a disturbed area of less than half an acre.

**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENVIRONMENTAL PROGRAMS DIVISION**  
**Environmental Programs Division, 900 S. Fremont Ave - Annex Building 3rd Floor, Alhambra, CA 91803, (626) 458-3517**

Section      Response:

17. A Recycling and Reuse Plan from Environmental Programs Division is required for all grading permits in the unincorporated area of the County of Los Angeles in accordance with the Construction and Demolition (C&D) Debris Recycling and Reuse Ordinance (Ch 20.87 of the Los Angeles County Code). Applications can be obtained online at [www.888cleanla.com](http://www.888cleanla.com) and are available at the local Building and Safety Office or directly from Environmental Programs Division. Applications can be submitted by hand, by mail (see address, above) or by fax: (626) 458-3593. Proof of approval is required prior to grading plan approval. Applicant should submit copy of EPD approval when resubmitting grading plans.

18. Project is located within 1,000 feet of a landfill. Grading and Building permits issued for projects in this area will require approval from the County of Los Angeles Department of Public Works, Environmental Programs Division, Engineering Section. Locations can be checked at <http://dpw.lacounty.gov/epd/swims/OnlineServices/search-methane-hazards-esri.aspx> If the project is located within 1,000 feet of a landfill, prior to issuance of a building permit approval from the County of Los Angeles Department of Public Works Environmental Programs Division is required.

19. Plan shows Injection well, clarifier, and/or seepage pit for disposal of industrial waste. Obtain approval from Environmental Programs Division.

**LAND DEVELOPMENT DIVISION**  
**Road and Grading Section, 900 S. Fremont Ave, Alhambra - 3RD Floor, CA 91803 (626) 458-4921**  
**Submit plans online at <http://www.dpw.lacounty.gov/ldd/web/>**

Section      Response:

**STREET IMPROVEMENT AND ROAD DEDICATIONS**

20. Under Title 22, Section 22.48 of Los Angeles County Zoning Code, all Commercial, Apartment & Industrial developments within an R-3 zone (or greater) may require road improvements and/or easements to be dedicated or reserved for future road improvements. Obtain approval from Land Development Division, Road and Grading Section, for proposed work. Grading must be consistent with required improvements and/or future road dedications. Call (626) 458-4921 for plan review fees and submittal requirements.

**EXISTING OR PRIVATE/FUTURE ROAD RIGHT OF WAY**

21. Obtain approval from Land Development Division, Road and Grading Section for proposed work within or impacting existing or private/future road right of way or slope easements for road widening. Call (626) 458-4921 for plan review fees and submittal requirements.

**PUBLIC RIGHT OF WAY AND EASEMENTS**

22. Any work within or impacting the County, CALTRANS, or City maintained road right-of-way OR easement requires an excavation/encroachment permit.
- o Prior to grading plan approval, provide an encroachment permit or approval from the following agency:
  - o Prior to issuance of grading permit by the local Building and Safety District Office, obtain and submit an encroachment permit from the following agency:
- a. COUNTY MAINTAINED ROADS – Land Development Division, 900 S. Fremont Ave, Alhambra - 8th Floor, CA 91803 (626) 458-4909. (For additional locations, please call for information.)
- b. CALTRANS MAINTAINED ROADS - For permit information call (213) 897-3631.
- c. CITY MAINTAINED ROADS AND/OR CITY UTILITY EASEMENTS - Contact the City for permit information and requirements.


**LOS ANGELES COUNTY FLOOD CONTROL DISTRICT – STORM DRAIN CONNECTIONS & ENCROACHMENTS**

**COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT – Land Development Division, 900 S. Fremont Ave, Alhambra - 8th Floor, CA 91803 (626) 458-3129**

Section      Response:

23. Any storm drain connections or construction which encroaches within a Los Angeles County Flood Control District easement requires a permit. Approval from Flood Control is required prior to grading plan approval. (Provide copy of approval)

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**PRIVATE/UTILITY EASEMENT**

Section      Response:

24. Any proposed work within a Private/Utility Easement or Access Easement requires permission letters and/or covenants from easement holder. Permission from the easement holder may not be required if it can be shown the proposed construction work is consistent and in conformance with the intended easement use. Copies of recorded easements shall be submitted for review. Grading plans must show all bearings, distances, (linear and curve data) for the entire easement(s). The following note shall be added to the grading plan:

“As Civil Engineer/Land Surveyor of this project, I have identified the location of all easements which are depicted on these plans. I have reviewed the proposed easement documents and verified the proposed construction does not conflict or interfere with the intended easement use.”

\_\_\_\_\_  
Civil Engineer/Land Surveyor (Stamp and Signature)      \_\_\_\_\_  
Date

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**UTILITIES**

Section      Response:

25. Utilities, such as water, electrical, plumbing, mechanical, and sewer shown on grading plans, may require a separate permit. Add note on grading plans/utility plans which labels the utilities are provided for reference only and separate permits may be required.

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**CONTRACT CITY REQUIREMENTS**

Section      Response:

26. Provide copy of City conditions/resolution, for proposed project. (Conditional Use Permit, Tentative Conditions, plot plan - “Exhibit A” or City planning Approval) All applicable planning conditions, which affect or impact the proposed project grading or drainage must be incorporated into the project grading plans. Project grading plans can not be approved until it can be verified all City planning conditions (As applicable) are satisfied.

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27. Obtain and provide planning approval from City of:

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**GRADING VOLUME AND BOND DETERMINATION**

Section      Response:

28. Submit volume calculations (signed and stamped by a registered civil engineer). A supplemental plan check fee will be required for additional volumes not identified on the original grading application.

Note: Grading permit application, permit fees, and grading securities (bonds) are based on the larger of the cut and fill volumes plus (+) the amount of over-excavation/alluvial removal and recompaction.

For grading projects where the volume of earthwork handled exceeds 1000 cubic yards, a grading permit security (bond) is required. The amount of security required for a grading permit will be provided upon grading plan approval. Grading Bond must be submitted at the Local Building and Safety Office prior to issuance of grading permit. Standard Bond documents are available at <http://www.dpw.lacounty.gov/bsd/publications/index.cfm>. Search for Grading Permit Security document (GPS Security.pdf)

(J103.7)

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29. Submit a cost estimate of all drainage devices (such as catch basins, drain pipe, inlets and outlets, energy dissipators) constructed per the grading plans that are not to be maintained by the Los Angeles County Flood Control District.

(J103.7.3)

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OFFSITE WORK

SectionResponse:

30. Proposed project construction requires offsite work or grading outside the limits of the property line. A grading permit is required for each site. In lieu of separate grading permits for each property, notarized and recorded covenants from the owners of the properties involved may be provided for minor grading as determined by the Building Official. Any proposed construction that changes or alters the existing drainage pattern to adjacent (off-site) property requires a notarized and recorded offsite drainage release covenant or easement from the owner of adjacent property. Covenant documents are available at <http://www.dpw.lacounty.gov/bsd/publications/index.cfm>. Search for Offsite Covenants (Offsite Covenants.pdf)

(J103.1)

TRACT OR PARCEL MAP GRADING PLANS

SectionResponse:

31. A copy of the following items must be provided for reference with your grading submittal: (Plans can not be approved until a copy of the conditions has been provided.)

- a. Approved tentative map & conditions and/or conditional use permit (CUP)
- b. A copy of the Final Tract or Parcel Map
- c. Approved Hydrology, storm drain plans, street plans, (If submitting revised grading plans a copy of the approved grading plan should be provided).

32. The proposed graded pad elevations and contours do not substantially conform to the approved tentative map. Obtain and submit Regional Planning approval. Department of Regional Planning, 320 W. Temple, Hall of Records, Los Angeles (213) 974-6411

33. All conditions of tentative approval for the subject property must be incorporated on the plans. Plans do not conform due to the following:

34. Deed Restrictions for the private maintenance of drainage devices on lots will be required prior to Tract clearance by the Drainage and Grading Unit. Place the following note on the plans "Deed Restrictions are required for Lots \_\_\_\_\_ for private maintenance of drainage devices.

35. Screen walls specifically required by the conditions of approval for Tracts or Parcel Maps must be shown on, and bonded per grading plans.

36. Show and label on grading plans all dedicated "open space" lots.

37. For subdivision projects, all improvements within street right-of-way or storm drain easement must be labeled "Construct per The Approved Street Plans" or "Construct per the Approved PD No \_\_\_\_\_"

MISCELLANEOUS DOCUMENTATION

SectionResponse:

38. Prior to issuance of grading permit by the local Building and Safety District Office, obtain and provide the following:

- a. Submit, with signatures of the owner and all consultants, the acknowledgment forms concerning the employment of a Design/Field Engineers and Project Consultants. See attached copies of consultant forms (Documents "A" and "B") to be submitted at the local Building and Safety Office prior to issuance of the grading permit.
- b. The grading application has expired. Plans will not be reviewed until an extension (if eligible) or new plan check fees are paid.
- c. Provide an 8½"X11" Plot Plan clearly identifying limits and depths of on-site uncertified fills and label "Notice of Uncertified Fills." This notice will be added to the District Office address folder for the site.
- d. Obtain Sewer Demolition Permit from building and safety for the existing septic tank or seepage pit to be abandoned.

(106.4.1)

GENERAL REQUIREMENTS TO BE SHOWN ON THE PLANS

SectionResponse:

39. The following information is to be included on the Cover Sheet of the grading plans.

- a. Add all applicable grading notes and completed Grading Project Information to the cover sheet (first sheet) of grading plans, see enclosed grading notes and project information. Cover sheet should have a Title Block for Design Engineer which includes designers name, company, and phone number.
- b. Provide a vicinity sketch which clearly shows project site location.
- c. Provide benchmark information and reference all information utilized to determine survey elevations. If multiple benchmarks were utilized, benchmarks should be indicated on all pages as applicable.
- d. A legend must be provided that identifies existing and proposed contours, cut/fill daylight lines, over-excavation limits, wall location, property lines, right-of-ways, easements, County/City boundaries, utilities, storm drains, etc.
- e. Provide an index map that clearly identifies project boundaries and page locations of proposed grading.

(J104.2.3)

40. The following general information or details must be included on the grading plans.

(J104.2.3)

a. Prior to grading plan approval, all sheets of grading plans and calculations must be "wet" stamped and signed by a California Registered Civil Engineer, Soils Engineer, and Geologist.		
b. Boundary lines, tract boundaries, lot lines, county/city boundaries, road right-of-way lines, and easements must be identified and labeled on plans.		
c. Show existing contours of entire site. Clarify between original (natural) and proposed contours. All existing grading must be permitted and meet current Code requirements.		
d. North arrow and scale of plans. Plan scale shall be 1"=40'.		
e. Clearly indicate location of any existing or proposed structures on the site and any structures on adjacent land within 15 feet of the property line.		
f. Show location of existing and/or proposed septic tanks, pits, and leach fields.		
g. Show location, specify trunk diameter and tree number, show and label canopy (dripline) and protected zone of all oak trees on grading plans. All work which impacts an oak tree must be per an approved Oak Tree Permit. The following must be shown on the grading plans: <ul style="list-style-type: none"><li>• Show actual drip line (canopy)</li><li>• Show protected zone (5 feet beyond canopy)</li><li>• Label Oak Tree number and diameter.</li><li>• Label all trees to be removed or which encroachment is allowed per the approved Oak Tree permit and report.</li><li>• All recommendations and conditions included in the approved Oak Tree Permit and report shall be complied with.</li></ul>		
h. Show legal and physical access from subject lot(s) to a publicly maintained street. (Note: Details of access are not required on the grading plans, if separate street plans are being processed through Land Development Division) If access to subject lot extends through adjacent lot(s), provide the following information: <ul style="list-style-type: none"><li>• Show all access easements information on plans including easement bearings, distances, curve data and easement description.</li><li>• Provide a list of all existing onsite easements document numbers and recording dates.</li></ul>		
i. Show location, width, slope of access road, and Fire Department turn-around. In areas where access is difficult due to the topography, Fire Department approval is required prior to grading approval and will be indicated below.		
41. The following Geotechnical/Geological information or details must be included on grading plans.		
a. Show subdrains under all fills to be placed in natural drainage courses unless the soils engineer specifically recommends the omission of such drains. Provide a detail of subdrain construction and materials as recommended by the soils engineer. The outlet should be embedded in concrete for its protection. Details and location of the outlet must be shown on plans.	(J104.3)	
b. Fill placed over existing terrain steeper than 5:1 gradient and fill exceeding 5 feet in depth must be properly keyed and benched into bedrock or other competent material. Provide a keying and benching detail with all dimensions as determined by a Soils Engineer.	(J107.2)	
c. Combination fill-over-cut slopes cannot be approved unless specifically recommended by the soils engineer and geologist. Provide a cross-sectional detail of each slope as shown on the plan.	(J107.3)	
d. Show location and cross-sectional detail of all buttress fills, stabilization fills, blanket fills (seals), shear keys, and/or other similar protective measures recommended by the project geologist or soils engineer. Plan view should clearly identify limits and location of all keyways and other protective measures.		
e. No oversized material is to be placed into proposed fills unless specifically recommended and inspected by a Soils Engineer and approved by the Building Official. If recommended by the Soils Engineer, indicate the location of rock disposal area(s). Include the elevations, extent, compaction methods, and cross-sections. As-graded plans must show the exact location and elevation of rock disposal area(s).		
f. Outline the proposed area to be over-excavated and recompacted in the plan view and show the depths clearly in either plan or a profile view as recommended by the soils engineering and/or geological report. This includes alluvium and colluvium removals.		
g. Show location of cut-fill contact (daylight line) using special lines and indicate cut and fill side of line.		
42. All graded slopes shall be shown on the plans as follows:		
a. Define slopes by finished/proposed contour lines.		
b. Specify proposed slope angle ratio of all cut and fill slopes (use ratio of horizontal to vertical distance).		
c. Label proposed slopes as "cut" or "fill."		
d. Indicate proposed cut and/or fill slope areas on plan by shading.		
e. Show and label slope setbacks from top and/or toe of both existing and proposed slopes to property lines or building locations. Setbacks must conform to minimum requirements of LACBC Sections J108 and 1808.7, and LACRC Section R403.1.7. Encroaching into the setback from a property line will require a notarized and recorded offsite covenant from adjacent property owner accepting the encroachment.		
f. For slopes with a surface gradient steeper than 2:1, the Geotechnical Engineer shall submit satisfactory soil test data and engineering calculations to substantiate the stability of all such slopes and slope surfaces under saturated conditions.	(J106.1)	
g. No fill may toe out on existing terrain that has a slope steeper than 2:1, unless substantiated by a Registered Soils Engineer and approved by the Building Official.	(J107.2)	

43. Provide section and details of interior and exterior stairway showing:		
a. Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed one unit vertical to 50-units horizontal (2-percent slope) in any direction.	(11B-502.4)	
b. Ramp shall not encroach into any accessible parking space or the adjacent access aisle. The maximum cross slope in any direction of an accessible parking space and adjacent access aisle shall not exceed 2 percent.	(1129B.3.3)	
c. Provide a bumper or curb in each parking area to prevent encroachment of cars over the required width of walkways.	(11B-502.2, 502.3 & - 502.3.3)	
d. Provide a continuous common surface for walks and sidewalks, not interrupted by steps or by abrupt changes in level exceeding ½". (11B-403) Should change not exceeding ½" occur, they shall be beveled with a slope no greater than one unit vertical to 2 units horizontal (50 percent), except that level changes not exceeding ¼" may be vertical.	(11B-403.4, Fig 11B-303.2 & 11B-303.3)	
e. Provide a curb ramp for abrupt changes in level greater than ½".	(11B-403.4)	
f. Walk and sidewalk surface cross slopes shall not exceed ¼" per foot.	(11B-403.3)	
g. Walks, sidewalks, and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½" in the direction of traffic flow. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	(11B-302.3, Fig 11B-302.3)	
h. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp or accessible route, shall not exceed one unit vertical to 20 units horizontal (5 percent slope) with 4 feet of the top and bottom of the curb ramp. The slope of the fanned or parallel curb ramps shall not exceed one unit vertical to 12 horizontal (8.3 percent slope).	(11B-406.2.1, - 406.3.1 & 11B-406.4.1 )	
i. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities, or is in the accessible route of travel shall be 1 foot rise in 12 feet of horizontal run (8.3 percent gradient). The least possible slope shall be used for any ramp.	(11B-405.2)	

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS**  
**STORM WATER POLLUTION PREVENTION REQUIREMENTS**

44. All active grading projects with grading proposed within the rainy season, October 15 to April 15, require an Erosion and Sediment Control Plan (ESCP). Grading permits will not be issued until ESCPs are approved or details for erosion control are included with the grading plan.		
Grading projects with a disturbed (graded) area 1 acre or greater may use a State SWPPP to meet ESCP requirements.	(J110)	

45. The following requirements to control and protect pollutants generated from grading construction activities are based on the project size:		
a. For small residential construction sites with a disturbed (graded) area less that one acre, stormwater pollution control measures (BMPs) must be incorporated on the site during construction. Attached Best Management Practice (BMP) notes must be placed on plans. (see attached BMP notes)		
b. For all new Non residential projects with an area less than one acre, an ESCP must be reviewed and approved prior to approval of the grading plans. Please see enclosed ESCP review sheet.	(LACGBC 5.106.2)	
c. For all construction sites with a disturbed (graded) area of one acre or greater or as determined by the building official, an ESCP must be reviewed and approved prior to approval of the grading plans. Please see enclosed ESCP review sheet.		
d. For projects with one acre or greater of disturbed area , a State Storm Water Pollution Prevention Plan (STATE SWPPP) must be prepared and a "Notice of Intent" (NOI) filed with the State Water Resources Control Board. Prior to grading approval applicant must file a NOI and obtain a Waste Discharger identification number (WDID) from the State Water Resources Control Board.		

**DRAINAGE REQUIREMENTS**

**GENERAL**

46. The following drainage information or details must be included on grading plans.	(J104.2.3)	
a. Show contours, topography, elevations, flow lines, & flow arrows as necessary to define site drainage.		
b. Provide complete construction details of all drainage devices proposed on project grading plans. Plan must show materials, dimension, location, construction notes, cross sections, and elevations needed to construct proposed devices. All drainage devices must be defined by showing finished flow line elevations and slopes. Plans must reference LACDPW or Standard Plans for Public Works Construction (APWA standards) as applicable. Complete details for all other proposed devices must be shown on plans. Plans must include all applicable notes and specifications.		
c. Show the location of any existing or proposed storm drains and associated easement and reference them on the plans. Show all details including pipe sizes, invert elevations, type of construction material, inlet and outlet structures, energy dissipater, profiles, etc.		
d. Provide a cross-section of access road to define drainage.		
e. Clean outs are required at all points of closed drains where the grade changes from a steep to a relatively flat slope. The manhole(s) or cleanout(s) must be detailed on the plans and easily accessible. Clean outs must be provided every 50 feet for residential projects.		



f. Provide concrete interceptor swales, to handle tributary flow and debris at locations shown on the plans. Concrete swales are required to be paved with three (3) inches minimum thickness of concrete or gunite with minimum reinforcement of 6 x 6 - 10/10 welded wire fabric (WWF). Details of concrete swale(s) must be shown on the grading plan.		
g. Show flow elevation of all drainage devices at inlets, outlets, grade breaks and at 100' intervals where applicable.		
47. Drainage is not permitted to sheet over any manufactured slope except in approved devices. Concentrated drainage is not permitted to discharge onto any graded slope. Berms, interceptor drains, swales or other devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of a slope.		
a. A paved interceptor drain is required at the top of graded slope(s). Interceptor drains shall be installed along the top of graded slopes greater than 5 feet in height receiving drainage from a slope with a tributary width greater than 30 feet measured horizontally. Interceptor drains shall be a minimum depth of 1 foot and a minimum width of 3 feet. The interceptor drain slope shall not be less than 50 units horizontal to 1 unit vertical (2 percent) and must be paved with three (3) inches minimum thickness of concrete or gunite with minimum reinforcement of 6 x 6 - 10/10 welded wire fabric (WWF). Details of interceptor drain(s) must be shown on the grading plan.	(J109.3)	
b. An earthen berm at the top of fill slope for slope protection. Earthen berms shall not be less than 12 inches above the level of the pad and shall slope back at least 4 feet from the top of the slope.	(J109.3)	
48. Clearly define drainage pattern at the property line(s). Define offsite drainage pattern tributary to subject site. Plans should clearly define off site areas that contribute to the site by showing, contours, elevations, or flow lines & arrows as applicable. Plans must demonstrate how tributary drainage will be conveyed through and around the proposed site. If applicable, an offsite map at a scale of no less than 1"=1000' may be used to define the offsite tributary areas. A scale greater than 1"=1000' will be required if contours or elevations are insufficient to establish flow conditions.		
49. Cut-off walls are required on all inlet and outlet structures. Details must be shown on plans.		
50. Velocity reducers (i.e. energy dissipaters) are required where drains discharge onto natural ground. If riprap is to be used specify class and size. Outlet velocities from proposed drainage devices must be designed to minimize erosion. Show on plan and provide cross section detail which shows thickness, length, and embedment depth of rocks.		
51. Provide parkway drain per county/city standards (If located in Road Right of Way a separate permit for work will be required, see Item # 22 above.		
<b><u>DRAINAGE ANALYSIS</u></b>	<b><u>Section</u></b>	<b><u>Response:</u></b>
52. Any alteration of the natural drainage pattern, as a result of the proposed grading and construction requires a drainage release covenant (See item # 30). Hydrology/hydraulic analysis are required to determine if changes in Pre-development and Post-development conditions have occurred.	(J109.4)	
53. Submit hydrology and hydraulic calculations for sizing of drainage devices proposed on the grading plans. Hydraulic Analysis should be provided for sizing of all pipes, inlets, swales, energy dissipaters, parkway drains, cutoff walls, levee linings, or other proposed drainage devices. (2 sets of all analysis are required. Calculations should be signed and stamped by a Civil Engineer registered in California.)		
54. Proposed project has grading or structure located near or within in a flood hazard. Provide hydrology/hydraulic analysis for determining flood hazard limits and impacts due to the proposed project. Grading or structures inside a flood hazard area must be protected. Plans showing for protecting or removing the Flood Hazard must be prepared by a California Registered Civil Engineer and demonstrate structures are adequately protected. Details of all protective measures must be shown on the grading plans.		
55. This property is in a Federally Designated Special Flood Hazard Area. Buildings and structures constructed in whole or in part in flood hazard areas must comply with LACBC Sections 1612 and LACRC Section R322. All work within Zone A must meet requirements of the National Flood Insurance Program (NFIP), Chapter 44, Section 60.3. Indicate the minimum floor elevation for proposed structures and the Bench Mark being used, as well as the FIRM panel Number, Flood Zone, Floodway map name or any and all information as determined in accordance with Sections 1612.3.1 and R322.1.4.1. An elevation certificate will be required to be filed at the local office of Building and Safety Once the finished floor elevation has been established. The certificate must be completed by a California Registered Civil Engineer or a Land Surveyor. Provide hydrology/hydraulic analysis to determine the water surface elevation.	(1612.5) & (R322.1.9)	
a. <u>Place the following note on the cover sheet:</u> "This site is in a Federally Designated Special Flood Hazard Area. All future buildings, and other structures (including walls and fences) proposed within Zone A must meet requirements of the National Flood Insurance Program (NFIP), Title 44, Section 60.3 and Title 26, Sections 110.1 and 110.2 of the Los Angeles Building Code."		

56. The proposed Tract or Parcel Map grading work impacts or encroaches into the Federal Designated Flood Zone "A." It will be necessary to process a Conditional Letter of Map Revision (CLOMR) before this grading plan can be approved. Please see attached information for processing CLOMRs (may be required for large single lot developments as determined by the Building Official).	
57. For items #53 through 57 above the following analysis is required: a. A hydrology study per LACDPW Rational or Modified method is required. See LADPW Hydrology Manual for requirements. The Rational Method may be used for sub areas less than 40 acres and when storage routing is not necessary. Time of Concentrations may be determined using the "Hydrocalc Program" which is available at: <a href="http://www.dpw.lacounty.gov/wrd/publication/">http://www.dpw.lacounty.gov/wrd/publication/</a> b. A gradual varied flow analysis is required (WSPG, HEC-II & HEC-RAS or an approved program) The analysis shall address adverse effects on the grading and adjacent properties. Proposed structures shall be designed with considerations of flood forces i.e.: impact, scour, and buoyancy.	

**LOT DRAINAGE**

	<u>Section</u>	<u>Response:</u>
58. Label sufficient pad finish spot elevations to verify pad area will have a minimum slope of 2% toward the intended drainage outlet. Label rough graded pad slope, 2% minimum.	(J109.5)	
59. Show location of proposed structure(s) on building pad(s). Buildings, foundations, pools and building footings must comply with slope setback requirements (1808.7 and R403.1.7) and building setback requirements per Title 22, Zoning Code. Define fine drainage around structure by providing flow directional arrows and appropriate flow line elevations of graded swale to verify slope from the high point to the point of outlet. All graded swales must have a minimum slope of 1% towards street or acceptable outlet and side slopes of 2% minimum and 21% maximum. Paved (concrete) surfaces may drain away from structures at a minimum slope of ½%. Specify graded swales high point elevations and graded swale elevations at building corners.		
60. Provide a detail of typical side swale between adjacent lots.		
61. Label the finish floor (FF), finish pad (FP) elevations and adjacent grades to proposed buildings.		
62. Provide a minimum grade fall of 6 inches within the first 10 feet from foundation wall. Show flow arrows to define drainage pattern around proposed structures. (LACRC R401.3 – See allowable exceptions)		
63. Show a detail on the plan of paved side swales when a stoop, fireplace, A/C unit, or other obstruction is within five feet of the property line and/or top or toe of slope.		

**SUMP CONDITIONS & PUMPS**

	<u>Section</u>	<u>Response:</u>
64. The project requires a sump pump to outlet drainage from the site. Submit sump pump sizing calculations along with pump manufacturers design information and rating curves. Plans must show complete details for sump pumps on the plans including, pipes, valves, dimensions, material type and size, elevations, cross sections, and construction notes. A separate electrical permit from Building and Safety is required. Calculations must be prepared, signed, and stamped by a California Registered Civil Engineer.		

**TERRACE DRAINAGE REQUIREMENTS TO BE SHOWN ON PLANS**

	<u>Section</u>	<u>Response:</u>
65. Drainage terraces at least 8 feet in width shall be established on all cut or fill slopes steeper than 3:1 at not more than 30- foot vertical intervals to control surface drainage and debris. When only one terrace is required it shall be at mid-height. Drainage terraces are required to be paved with three (3) inches minimum thickness of concrete or gunite with minimum reinforcement of 6 x 6 - 10/10 welded wire fabric (WWF). Show a detail of terrace on the grading plan.	(J109.2)	
66. For slopes steeper than 3:1 gradient and between 100 feet and 120 feet in height, one drainage terrace near mid-height shall be provided and not be less than 20 feet in width, a minimum of 8 feet of which must be paved.	(J109.2)	
67. Erosion is a problem for all graded slopes higher than 30 feet. For slopes flatter than 3 units horizontal to 1 unit vertical and steeper than 5 units horizontal to 1 unit vertical, a paved swale or ditch shall be installed at 30 foot vertical intervals to control surface drainage and debris. Swales shall be sized based on contributory area and have adequate capacity to convey intercepted waters to the point of disposal as defined in Section J109.5. Swales must be paved with reinforced concrete not less than 3 inches in thickness, reinforced with 6-inch by 6-inch No.10 by No.10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an equivalent approved by the Building Official. Swales must have a minimum flow line depth of 1 foot and a minimum paved width of 18 inches. Swales shall have a minimum gradient of not less than 5 percent. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade.		

68. Demonstrate that the maximum length of terrace or swale that may contribute to any down drain is 300 feet in any direction as required.

(J109.2)

11/11/2019

69. Provide open down drains unless specifically approved by the Building Official.

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70. Provide a detail on the plans of transition structures for open drains where the grade changes from a steep to a relatively flat slope.

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71. Show flow line elevations of all drainage terraces at each change in grade and at approximate 100 feet intervals. The flow line gradient can be no less than 5% and no greater than 12%. There shall be no reduction in grade along the direction of flow unless it can be shown that the velocity of flow will be such that the debris will remain in suspension on the reduced grade to prevent silt deposition.

(J109.2)

72. Terrace drains are to be used for drainage generated from manufactured slopes. Provide separate drainage system for natural areas. The draining of natural slope runoff to terrace drain system is not permitted. The terrace drain system is only designed and intended to drain flows generated from the slope itself.

73. Sufficient access for the maintenance of slope and terrace drains must be provided and shown on plans.

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## RETAINING WALL AND FREE STANDING WALLS

Section

Response:

74. STANDARD RETAINING AND SCREEN WALLS -- These walls are not plan checked, constructed, inspected, or permitted per the grading permit. Separate plan checking and permitting is required. Label all standard retaining walls "To be constructed per separate permit". Retaining wall permit(s) and grading and permit must be issued concurrently.

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75. GENERAL WALL COMMENTS:

- a. Define proposed drainage scheme around walls. Flows tributary to top of proposed retaining wall(s) must be conveyed around the wall(s) by a concrete swale or an approved drainage system. (i.e. inlet and pipe) Provide details of drainage system or swale. Show flow line elevations, swale, inlet, and outlet details.
- b. Show and label applicable setbacks from walls to structures and top and/or toe of both existing and proposed slopes and property lines.


76. SEGMENTAL EARTH (GEOGRID) RETAINING WALLS: These walls are plan checked, constructed, bonded, and inspected per the grading plans and permit. The following is required for the proposed geogrid wall:

- a. Details and stability analysis for geogrid walls must be approved by the Soils and Geology Section of the Department's Geotechnical and Materials Engineering Division.
- b. Provide on plans all manufacturers construction instructions and installation procedures for the construction of the segmental earth retaining walls. Proposed wall systems must have an approved ICBO Evaluation Report/ICC-ES Legacy Report, which must be labeled on the plan. Walls not approved through a report will require additional review by Research Section.
- c. The geogrid fabric must be mechanically anchored to the facing units. Provide details of the facing unit and the mechanical connection.
- d. Provide adequate wall sections (wall face, endpoints, curves/corners, areas adjacent to drainage courses) and label the geogrid type, location, spacing and embedment length behind the interior face of the block unit.
- e. Label all pertinent geotechnical recommendations, such as maximum allowable rock size, placement/compaction specifications for the backfill, overexcavation, and minimum distance from compaction equipment to wall face.
- f. In order to prevent future damage to the geogrid wall, a Restricted Use Area (RUA) for the embedment area of reinforcing geogrid must be recorded. This area shall extend 10' horizontally beyond the limits of the embedment area. Show and label the RUA on the grading plans including bearings and distances of boundary.
  - For Subdivisions, the RUA must be established and recorded on the Final Tract or Parcel Map.
  - For Non – Subdivisions, a sketch and restricted use covenant must be recorded on the property. (See attached covenant)

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## SLOPE PLANTING, IRRIGATION AND EROSION CONTROL

Section

Response:

77. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage from erosion by planting with grass or ground cover plants. (J110.1) Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on center; or a combination of shrubs and trees at equivalent spacing, in addition to the grass or ground cover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

**Note:** Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.

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78. Slopes required to be planted by Subsection J110.3 of the Building Code and as indicated in item no. 77 above shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation.

**Note:** The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site and irrigation will not be necessary for the maintenance of the slope planting.

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79. For items no. 77 and 78 above, the following is required:

- a. For slopes less than 20’ in vertical height, notes no. 47 and 48 of the attached general notes must be added to the grading plans.
- b. For slopes 20’ or more in vertical height, provide a landscape and irrigation plan specifying the selected planting and irrigation for all graded slopes. Include the selection and spacing of all ground cover, shrubs, and trees, in addition to location and details for the selected irrigation system. The plan should address all manufactured slopes that are proposed on the grading plans. A separate plumbing permit may be required for the proposed irrigation system. The landscape plan must be stamped by a licensed civil engineer or landscape architect.


80. Effective January 1, 2010 all developments that fall into one of the following categories must obtain a Landscape Permit (Title 23 of California Code of Regulations, Chapter 2.7, Section 490.1 of “Model Water Efficient Landscape Ordinance (MWELO)”):

- Single Family or Multi-Family Projects:
  - New construction landscapes with Home Owner Installed Landscape Area 5,000 square feet or greater
  - New Construction and Rehabilitated landscapes with Developer Installed Landscape Area 2,500 square feet or greater
- Public Agency and Non-Residential Private Development Projects
  - New Construction and Rehabilitated Landscape area 2,500 square feet or greater
    - a. Specify both here and on the plans: The total proposed landscape area in square feet.
    - b. Submit Landscape Plans to Land Development Division for review and approval. Landscape Plans must be approved, and a Landscape Permit issued prior to Rough Grade approval. Land Development Division is located at 900 S. Fremont Ave 3rd Floor, Alhambra, CA 91803. Additional information on requirements for Landscaping Permits can be obtained from Land Development Division at (626) 458-4921. Fees for Plan Check and Permit Inspection are required.
  - c. Note no. 50 of the attached general notes must be added to the grading plans.


81. Grading plan must identify area of proposed Drought Tolerant Landscaping and Turf Area. (Title 31, 4.106.5)  
Postconstruction landscape designs shall comply with all of the following:

- a. Turf areas shall not exceed 25 percent of the total landscaped area.
- b. Noninvasive drought tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75 percent of the total landscaped area. A list of drought tolerant plants may be obtained at <http://planning.lacounty.gov/green>.


82. Newly constructed non-residential landscape areas greater than 1,000 square feet and residential areas greater than 5,000 square feet require separate water meters or submeters (Title 31, Section 5.304.2, Water Code, Section 535, and MWELO). Show location of proposed water meter(s) or submeter(s) on plans.

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83. All Landscaping requires a Smart Irrigation Controller. Automatic irrigation system controllers for landscaping shall be installed at the time of final inspection and shall comply with the following:

- a. Controllers shall be weather or soil moisture based controllers that automatically adjust irrigation in response to changes in plants’ needs as weather conditions change.


